

29/06/2006
C60

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**

LOMBARD PAPER SITE, 40-70 MT ALEXANDER ROAD, FLEMINGTON

1.0

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Requirement before a permit is granted

The land may be developed in stages.

A development plan for any one stage of the development may be approved and a permit for that stage may be issued prior to the approval of a development plan for any other stage of the development.

2.0

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Conditions and requirements for permits

Vehicle access from Mount Alexander Road must be to the satisfaction of the Road Authority.

3.0

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Requirements for the development plan

The development plan for each stage of the development must show:

Building locations, car and bicycle parking areas and layout and accessways.

The proposed use of each building and maximum floor areas.

Built form including elevations, scale, setbacks and heights of buildings.

The relationship between all proposed buildings on the site and surrounding land uses and development.

A schedule of external materials and finishes.

The location of all bicycle and pedestrian paths indicating circulation within the site and linkages between the site and adjoining parklands, paths and roads.

The delineation of public and private open space and the treatment of public spaces.

Appropriate noise attenuation measures to minimise the noise impacts on all dwellings from CityLink, the Upfield Railway line, Mount Alexander Road and all on-site commercial uses.

A landscape concept plan for each stage of the development. The plan must identify all areas of vegetation to be retained or removed.

4.0

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Decision Guidelines

In assessing a development plan for each stage of the development the responsible authority should consider, as appropriate:

Whether the built form recognises the site as a significant gateway to Melbourne and to the City of Moonee Valley.

Whether the location, height, bulk and appearance of the buildings or works will respect the character and appearance of the adjoining residential area, Delhi Reserve and Mount Alexander Road.

Whether the layout and appearance of the building or works will provide appropriate physical and visual linkages through the site and to the adjoining and nearby reserves, paths and roads.

Whether the built form responds to the site's development potential to accommodate a mix of uses.